Design Team



Architect:

Civil Engineer:

Economic Planning:

Structural Engineer:

Mechanical, Electrical, & **Fire Protection Engineers:** **Stephen Kelleher Architects**

Goldsmith, Prest & Ringwall, Inc.

ConsultEcon, Inc.

Goldsmith, Prest & Ringwall, Inc.

Garcia, Galuska, DeSousa, Inc.



1997 – Town Meeting votes to acquire the property for \$1.3 million.

2003 – Mrs. Betty Morrison permanently vacates the property. Property falls under Town's control.

2004 – Board of Selectmen appoints an advisory committee made up of members representing various constituencies interested in the recommended reuse of the property.

2006 — Application for Massachusetts Historical Commission.

2007 – Publication of Morrison Farm Reuse Committee Recommendations

2008 - Community Farm Plots constructed.

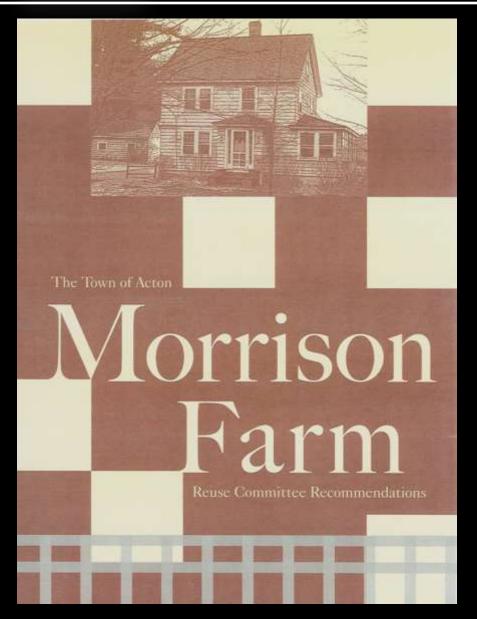
2008 – Request for Qualifications for feasibility & preliminary design study.

2009 – Stephen Kelleher Architects selected to provide design services for feasibility & preliminary design study.



Stephen Kelleher Architects 57 Alden Road Fairhaven, MA 02719

Selectman's Goals



- 1. Provide for active recreation/play space (1 or 2 soccer/play fields, preferably in the upper field area behind the barn).
- Maintain the existing system of walking trails and construct a trail connection to the future Bruce Freeman Rail Trail and to East Acton Village.
- 3. Preserve the lower meadows, areas bordering Ice House Pond, woodland areas and other environmentally sensitive areas on the Morrison property.
- 4. Preserve the characteristics of the Morrison Farm and the views looking at the property from Concord Road.
- 5. Provide space for equestrian activities such as trail riding.
- 6. Provide for Community Garden space.
- 7. Provide space for playground.
- 8. Determine the future use of the farmhouse, barn, and any other out buildings.
- 9. Prioritize any development plans and include cost estimates and general construction timelines.



Design Process

Determine Project Goals

Interested parties
Request for priorities

Existing Conditions

Opportunities and constraints

Site

Buildings

Circulation

Feasible Development Schemes

Impact

Cost Estimates

Operations and maintenance opportunities

Resolution

Based on the committees review of the schemes presented

Re-visiting active recreation and soccer fields

Re-visiting connections to surrounding

Revisiting interest groups and designating areas of use

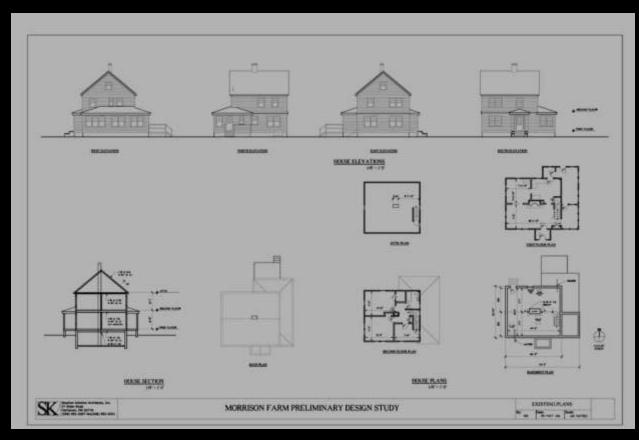
Final Resolution

Connections diagram

Phase One

Phase Two

Existing House





House:

Condition: Structurally OK

Constraints: Cost of Upgrades vs.

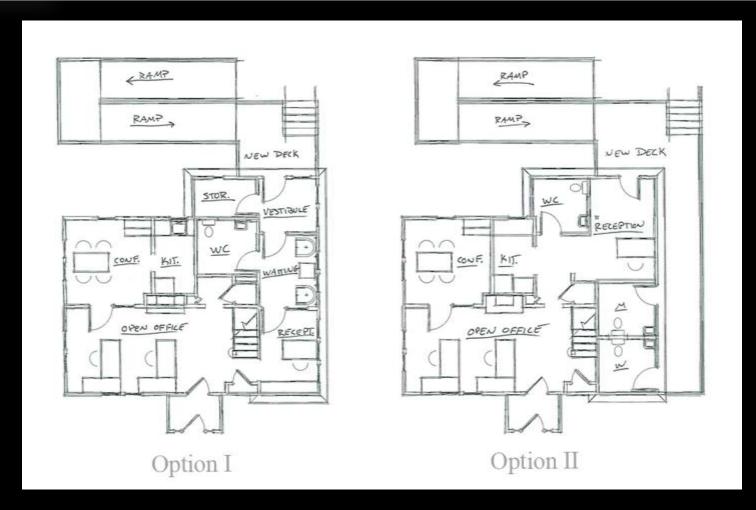
New Construction

Feasible Uses:

Residence
Town Office Space
Comfort Station For Farm Uses



Concepts for Reuse of House



Town Offices

Town Offices & Comfort Station

Existing Barn







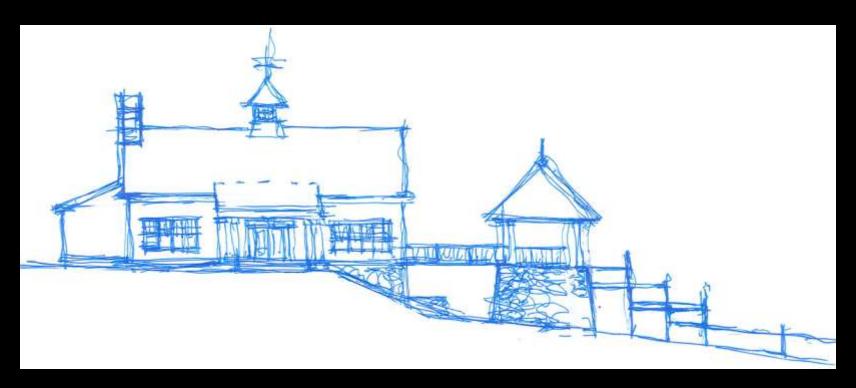
Barn:

Constraints: Building code requirement for compliance with code for change of use to assembly space.

Feasible Uses:

Storage

Concept for New Barn



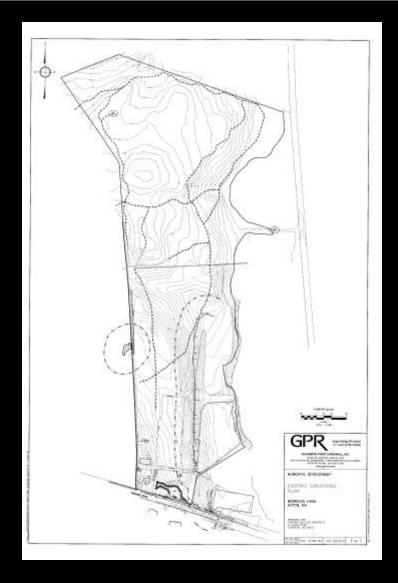
Concept for New Barn with indoor assembly space





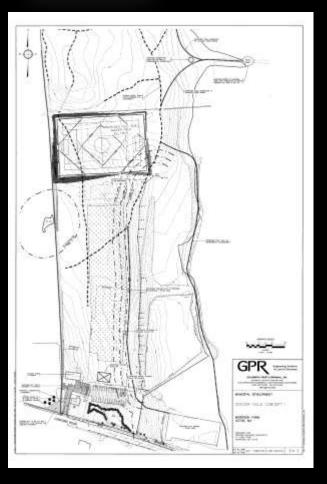
Site:

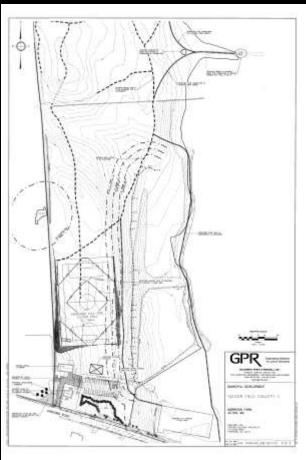
- Survey, Wetlands, Adjacencies
- Constrains Traffic
- Parking
- Consideration of potential uses
- Preservation vs. development

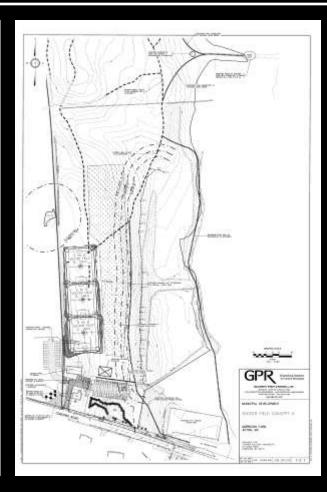




Recreation Field Study





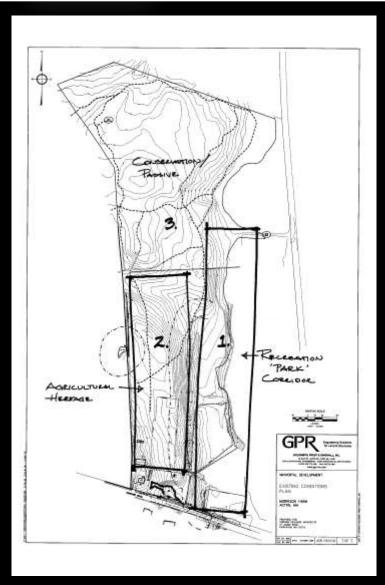


Scheme I Scheme II Scheme III



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Options & Investigations



Three Options for the Preliminary Design were discussed.

Scheme I: Low Impact

Passive Recreation, Farming and Preservation

Scheme II: Moderate Impact

Some active recreation, Assembly Space

Scheme III: Full Development

Full and half size soccer fields Indoor Assembly Space New circulation, parking Connections to adjacent amenities



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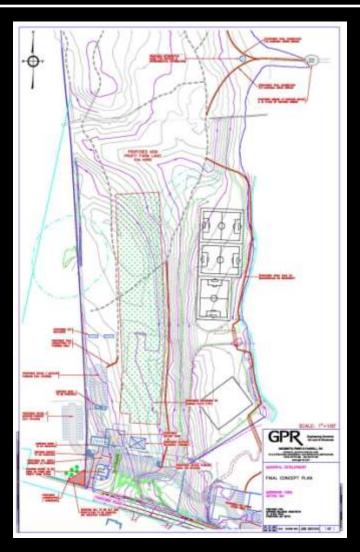
Adjacencies



- East Acton Village
- Bruce Freeman Rail Trail
- Connection to Route 2A
- Ice House Pond
- Ice House Foundation
- Ice House Parking
- Robbins Historical Site
- Bruce Freeman Rail Trail
- Woodlawn Cemetery
- Concord Road Soccer Field

Preliminary Design

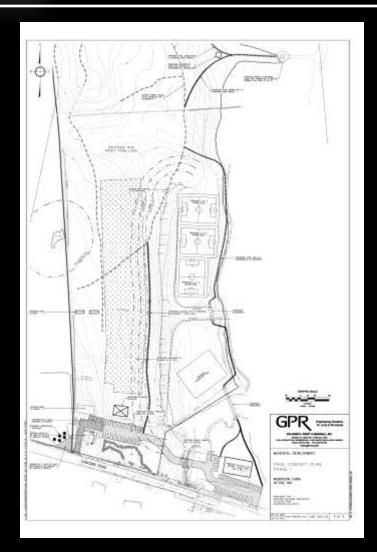


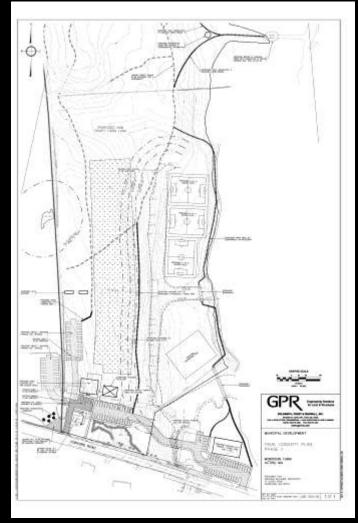


Aerial Image

Preliminary Design

Phasing Options





Phase I Phase II

Construction Cost Estimates





Financial/Cultural Aspects

Phase I

- -Sources of revenue include fees associated with rental of garden plots, athletic fields, and seasonal pavilion.
- Expenses related to building and grounds maintenance.
- Estimated \$15,000 per year in revenue and expenses.

- Potential funding sources include mix of public funds and private donations.
- Project benefits include enhanced recreational assets, agricultural heritage, and conservation of open space.

Phase II

- -Sources of revenue same as in Phase I with additional year round events.
- Expenses related to build and grounds maintenance.
- New part time staff to coordinate programs and events.
- Estimated \$69,000 per year in revenue covers estimated expenses.





Permitting: Required Approvals

Financial: Options (Construction Cost Estimates)

Phases: Based on Town's needs, funding, adjacent developments, and required approvals

Possible scenarios for phased development